

PRIME N. 10TH STREET LOCATION

3825 N. 10TH ST., MCALLEN, TX 78501

FOR LEASE



OFFERING SUMMARY

Lease Rate: \$3850 / mo.

Available SF: 2,572 SF

Building Size: 7,263 SF

Lot Size: 0.517 Acres

Number of Units: 1

Year Built: 1978

Zoning: CO

Market: McAllen, Edinburg, Mission

PROPERTY OVERVIEW

For Lease 2,572 sf Office Space in Prime Location on N. 10th St. just across from PNC Bank tower.

PROPERTY HIGHLIGHTS

- Prime N. 10th Street location across from PNC Bank tower
- Great for any office or professional use
- Multiple offices with Conference Room
- Signage available on 10th St.
- Professional landscaping
- Great Visibility
- Plenty of Parking

CHARLES MARINA, CCIM, CRB, GRI

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PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Zoning	CO
Lot Size	0.517 Acres
APN #	P2700-00-000-0009-00
Lot Frontage	37.5 ft

PARKING & TRANSPORTATION

Street Parking	No
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LOCATION INFORMATION

Building Name	Prime N. 10th Street Location
Street Address	3825 N. 10th St.
City, State, Zip	McAllen, TX 78501
County	Hidalgo
Market	McAllen, Edinburg, Mission
Cross-Streets	Nolana Avenue
Township	McAllen
Side of the Street	West
Signal Intersection	No
Road Type	Paved
Market Type	Large
Nearest Airport	MFE - McAllen International Airport

BUILDING INFORMATION

Building Size	7,263 SF
Building Class	B
Number of Floors	1
Year Built	1978
Construction Status	Existing
Condition	Good
Roof	Metal
Number of Buildings	1

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LEASE INFORMATION

Lease Type:	Gross
Total Space:	2,572 SF

Lease Term:	min. 36 months
Lease Rate:	\$3,850.00 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
3825 N. 10th St., McAllen, Texas 78501	Available	2,572 SF	Gross	\$3,850 per month

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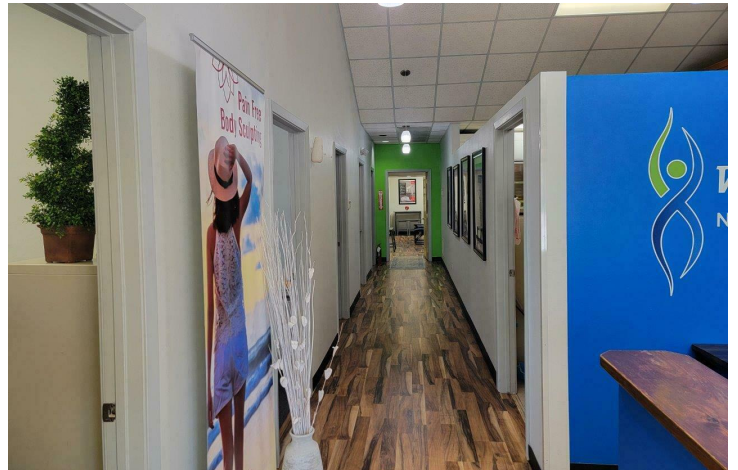
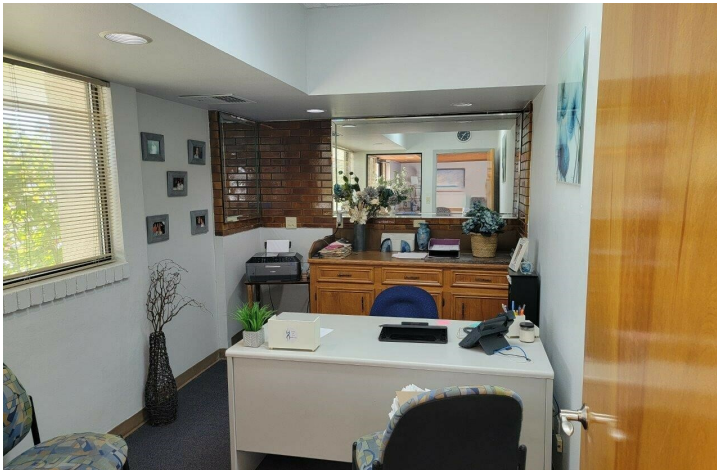
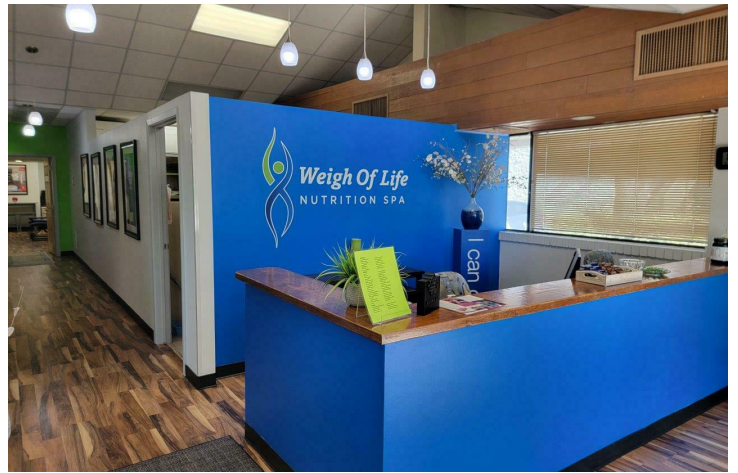
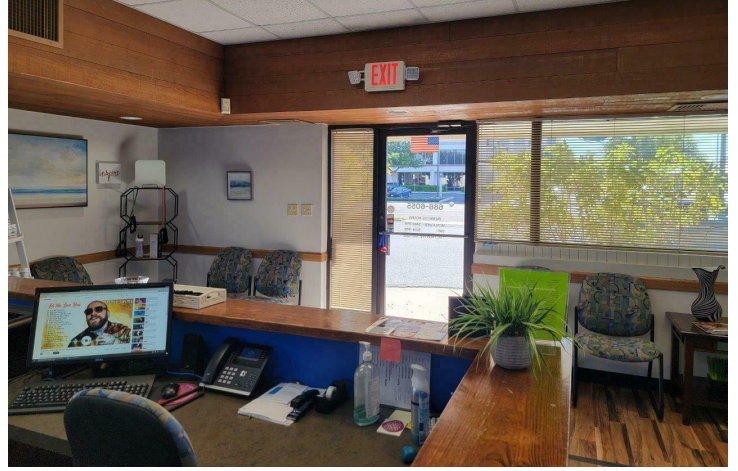


ADDITIONAL PHOTOS

PRIME N. 10TH STREET LOCATION

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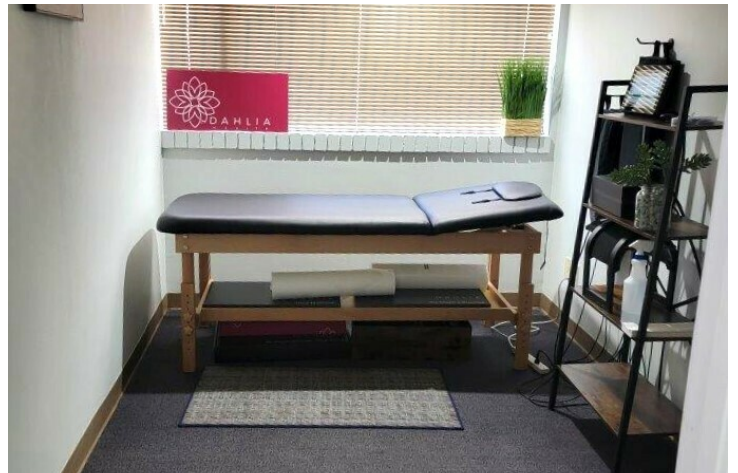


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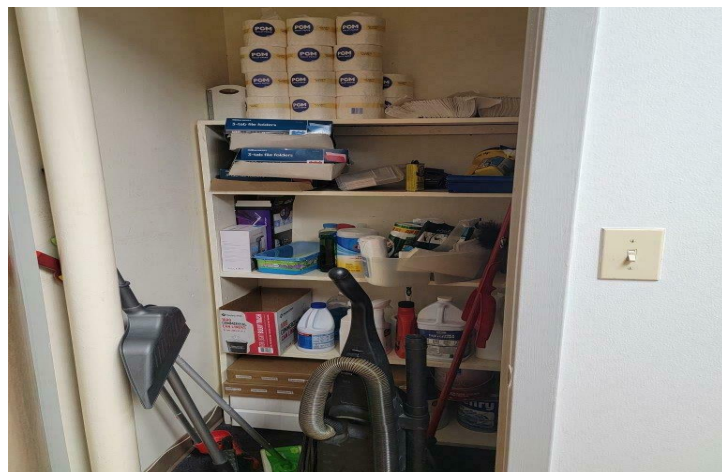
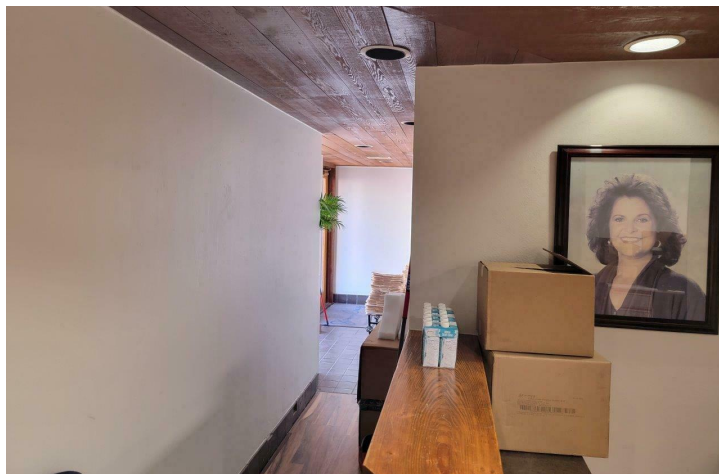


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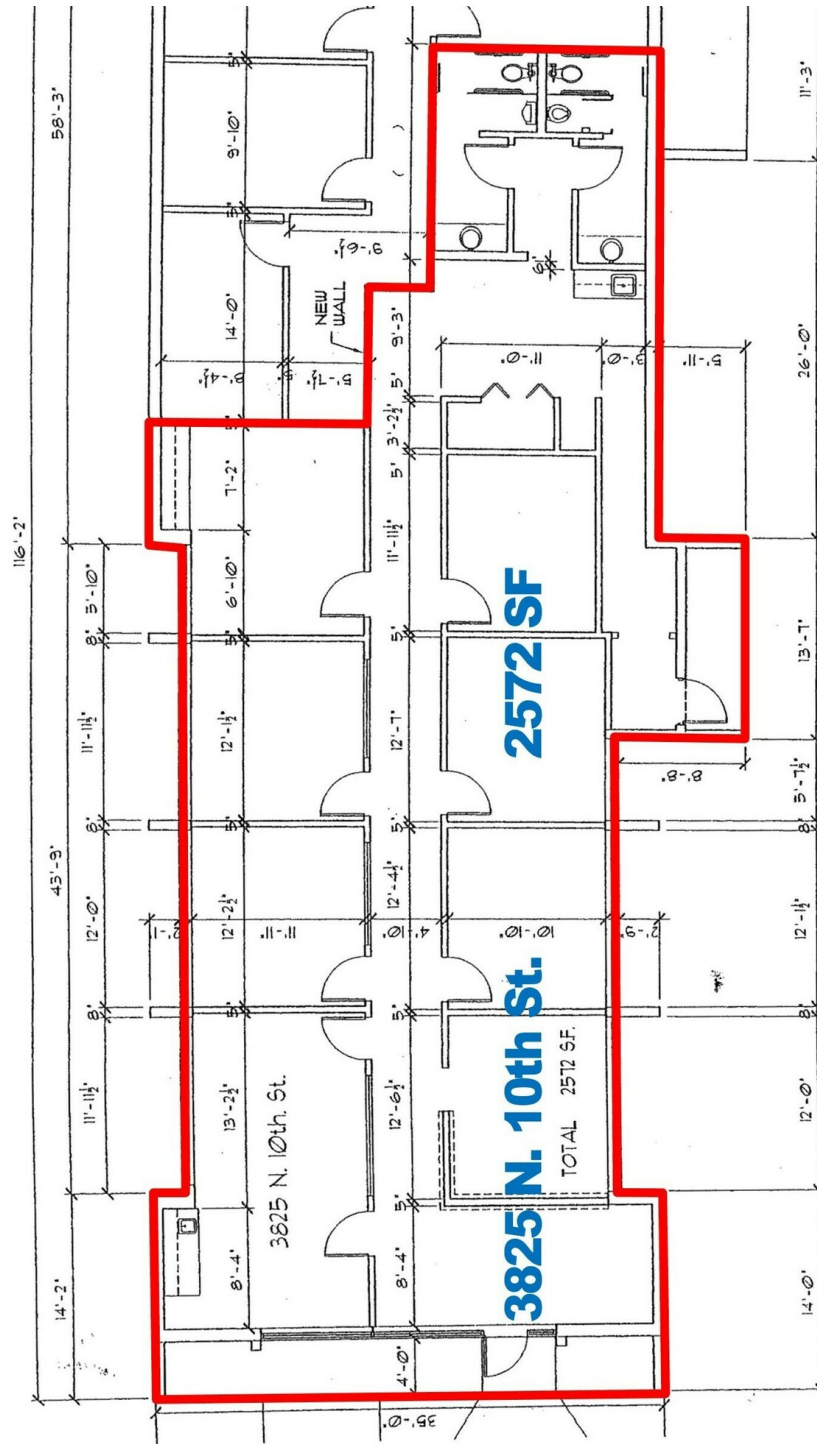
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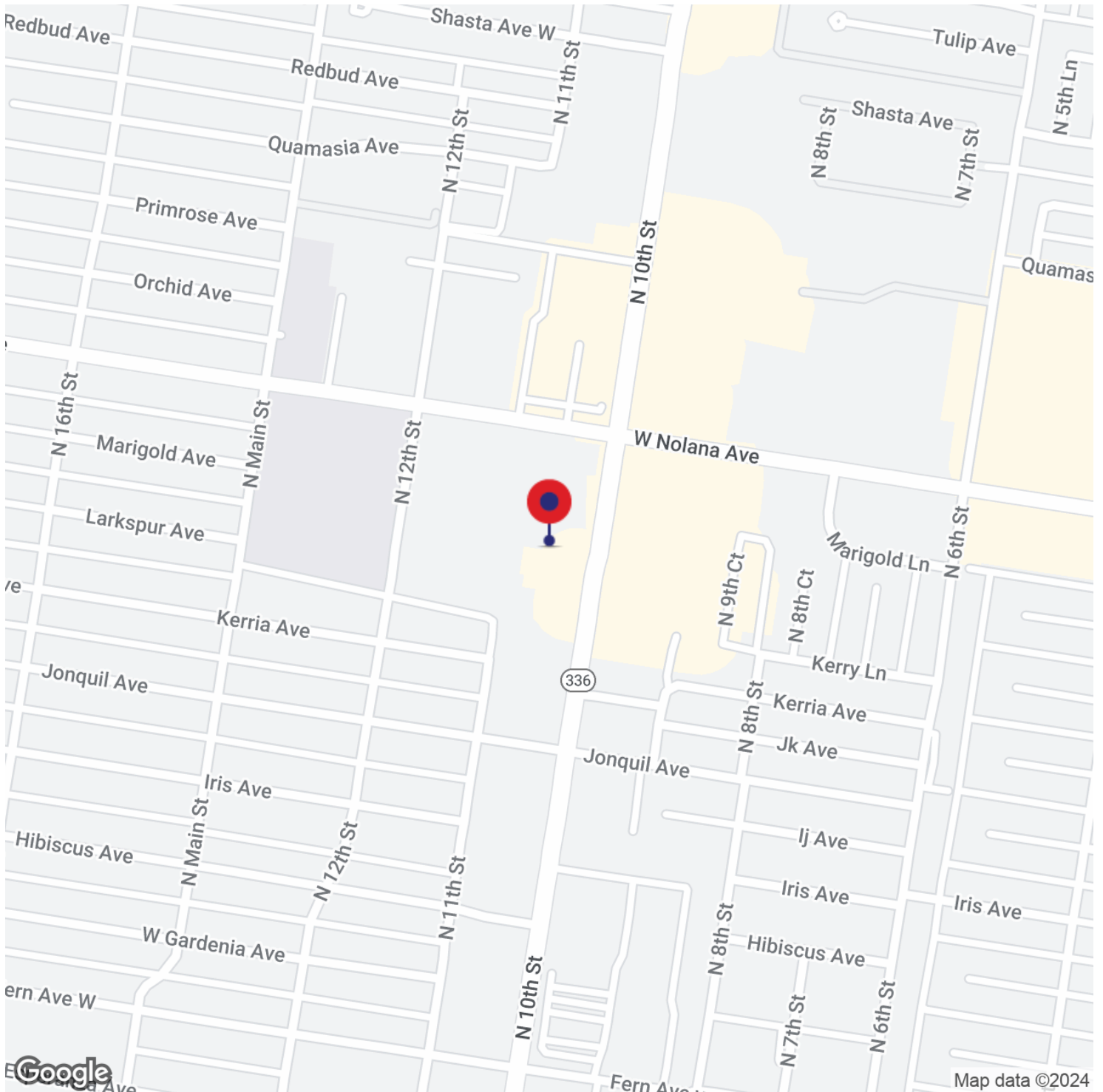
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RETAILER MAP - 3825 N. 10TH ST.

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DISCLAIMER

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DISCLAIMER

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Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

First American Realty Company - Corporate, 3827 N. 10th St., Ste. 105 McAllen, TX 78501
Charles Marina

Information available at www.trec.texas.gov

IABS 1-0 Date

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